

May 18, 2004 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0332

Fairweather Investments, LLC

Matoaca Magisterial District
Ettrick Elementary, Matoaca Middle and
Matoaca High School Attendance Zones
East line of Nash Road

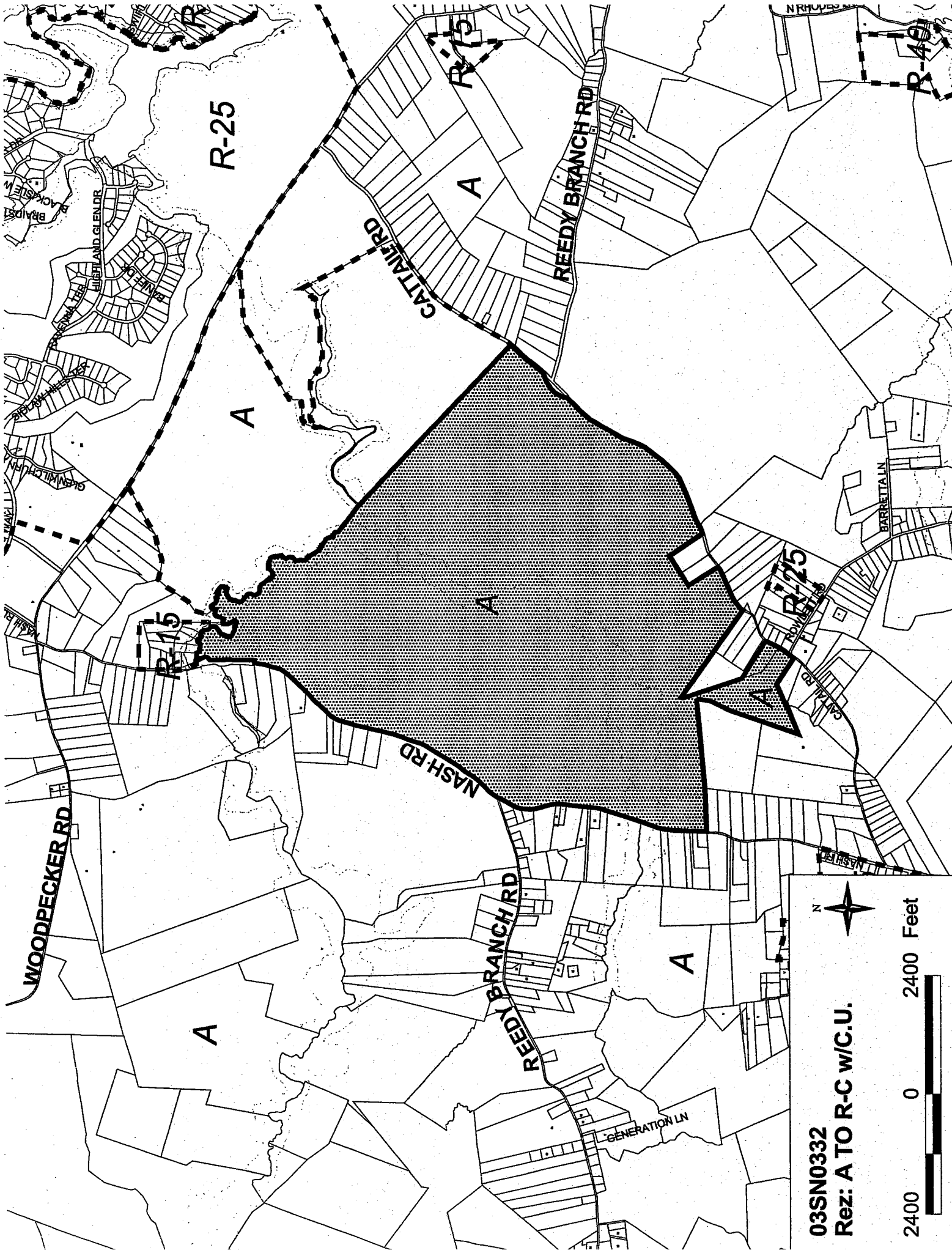
REQUEST: Rezoning from Agricultural (A) to Conservation Subdivision Residential (R-C) on 1,430 acres with Conditional Use to permit recreational facilities on twenty (20) acres of the tract.

PROPOSED LAND USE:

A single family residential subdivision is planned with a minimum lot size of 12,000 square feet (permitted by R-C zoning) if the applicant receives approval to construct a private waste treatment facility to serve the proposed development or with a minimum lot size of 65,340 (permitted by R-88 zoning) if the development will be served by individual septic systems (Proffered Condition 11). A maximum overall density of 0.5 dwelling units per acre has been proffered yielding approximately 715 dwelling units. (Proffered Condition 3)

RECOMMENDATION

The applicant has requested a deferral to the Commission's June 15, 2004, public hearing. The applicant intends to amend the application and is continuing to work with staff to address planning and transportation issues. A deferral to the June 2004 Planning Commission meeting would require the submission of any revisions no later than May 17, 2004. If this deadline cannot be met, a longer deferral may be appropriate.



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Rez: A TO R-C w/C.U.

